

Fire Risk Assessment

Ken Wilson House - Flats 1-8

Version 4

5 October 2023



Review Date: 5 October 2024

Score: Tolerable Risk

Assessor: Mark Thomas

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Action Plan Summary

Task No.	Category	Sub Category	Action Required	Priority	Status	Action Taken	Date Completed
1	Escape Routes & Fire Spread	Ease of Use	<p>Flats 3, 5 and 8 have security gates installed across the flat entrance doors. ISHA should ensure that residents are provided with advice and guidance to ensure that the installation of any security gates does not impede their means of escape in an emergency.</p> <p>VERSION 2: Security gates still remain, it is not known whether the recommended advice has been issued to residents.</p>	Advisory	Identified		
2	Escape Routes & Fire Spread	Fire Doors	<p>Either confirm that the flat front doors to flats 3-8 are to an FD30S self-closing standard or replace with FD30S SC standard doors.</p>	Medium	Identified		
3	Escape Routes & Fire Spread	Construction and Glazing	<p>Provide fire stopping at the following locations:</p> <p>The riser cover in the staircase is coming away from the wall in places.</p> <p>VERSION 2: This task has not been completed</p>	Medium	Identified		

4	Fire Fighting	Fire Service Access & Facilities	<p>Consider providing a Fire Service override control to the main entrance doors.</p> <p>VERSION 2: This task has not been completed.</p>	Advisory	Identified
5	Fire Prevention	Housekeeping	<p>There were some combustible items noted on balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)</p>	Advisory	Identified
6	Escape Routes & Fire Spread	Fire Doors	<p>Wedges should not be used to hold open fire doors.</p> <p>Lobby doors</p>	Medium	Identified

7	Escape Routes & Fire Spread	Fire Doors	<p>Install intumescent strips and smoke seals on the following doors:</p> <ul style="list-style-type: none"> - Lobby doors - Storage cupboard doors - Electrical cupboard door. <p>It should be noted that these doors are already fitted with 1” door stops, which will provide a degree of protection from the passage of heat and smoke.</p>	Low	Identified
8	Escape Routes & Fire Spread	Fire Doors	“Fire Door Keep Shut” signage on the storage cupboard door should be replaced with Fire Door Keep Locked Shut signage.	Advisory	Identified
9	Escape Routes & Fire Spread	Dampers, Ducts and Chutes	Repair the rubbish chute flap on the first floor.	Medium	Identified

Introduction

This report presents the significant findings of a fire risk assessment carried-out at the premises by QFSM Ltd. The scope, format and limitations of the fire risk assessment have been discussed and agreed with the client.

The scope of the assessment does not include individual dwellings. Notwithstanding any statement or recommendation made with respect to smoke/heat alarms within dwellings, it is always recommended as best practice to ensure that working smoke alarms are provided in all dwellings at least to a BS 5839-6 Category LD3 standard. These should ideally be Grade D alarms (mains powered with integral battery back-up), although Grade F alarms (battery powered only) are a reasonable short term measure.

The report includes an action plan which contains recommended tasks, each with a suggested due date. These due dates are only our suggestions, and may or may not be appropriate, depending on individual circumstances such as financial constraints and requirements of enforcing authorities.

The premises risk score was assessed at the time of the fire risk assessment, and a recommended review date has been provided. The actual level of risk may change over time, as a result of tasks being completed, or new risks arising. Regardless of the review date, the fire risk assessment should be reviewed regularly so as to keep it up to date and particularly if:

- there is reason to suspect that the fire risk assessment is no longer valid; or
- there has been a significant change in the matters to which the fire risk assessment relates.

If you have any queries please contact QFSM Ltd at office@qfsm ltd.co.uk.

Executive Summary

The previous FRA for this building was reviewed prior to this inspection, paying particular attention to any tasks generated by that FRA. During this inspection these tasks were inspected where access was possible, to ascertain if the recommended remedial work had been completed, and comments regarding the progress of any remedial work made accordingly. It was noted that there remains a number of tasks outstanding from the previous FRA which detail recommended remedial work required to ensure the safety of the building and that it is compliant with relative fire safety regulations and guidance. It is imperative that such remedial work is carried out within the recommended time frames given.

These premises comprise of 8 flats over five floors. Flats 1 and 2 have direct external ground floor access so their flat entrance doors do not need to be fire resistant. The remaining 6 flats are accessed directly from a single central staircase.

On the second, third and fourth floors there are protected lobbies which provide access to the lift and the rubbish chute.

The flat entrance doors for flats 3-8 should have 30 minutes fire resistance and be provided with a self-closing device. The flat entrance doors for flats 1 and 2 do not require such doors because they have direct external access on the ground floor.

Flat 3 was accessed and has what appears to be a non fire resistant door but is fitted with a Perko style self-closing device which closes the door effectively.

Flats 4-8 should be checked by the ISHA Neighbourhood Officer to see if they have an effective self-closing device. If a Perko style self closing device is found not to be effective it should be replaced with an overhead positive action device.

Records for the testing and maintenance of fire safety related systems are not kept on site. These are managed centrally and are held at the ISHA Head Office.

It was noted that recommendations from previous FRAs regarding signage had been completed, along with a comprehensive programme of fire stopping.

Records for the testing and maintenance of fire safety related systems are not kept on site. These are managed centrally and are held at the ISHA Head Office.

The wall, floors and stairs in the common areas are of masonry/concrete construction.

As expected, there is no common fire detection and alarm system, which supports the Stay Put strategy appropriate for the building.

The building was found to be generally well maintained and clear of combustable items in common parts.

Giving consideration to the general fire safety arrangements within the building, and the tasks recommended as detailed within this report, it is assessed that this building presents a tolerable risk.

This new version was created on 05/10/2023 and is not a review of the fire risk assessment. This is purely an on-site audit carried out at the request of the client to ascertain the progress of any action carried out against previous tasks identified in previous versions of this fire risk assessment.

Premises Details

Address line 1

Pritchard's Road

Address line 2

Hackney

Town

London

Postcode

E2 9BH

FRA Type

Type 3 – Common parts and flats (non-destructive)

Description

A Type 3 fire risk assessment includes the work involved in a Type 1 fire risk assessment, but goes beyond the scope of the FSO (though not the scope of the Housing Act). This risk assessment considers the arrangements for means of escape and fire detection (ie smoke alarms) within at least a sample of the flats. Within the flats, the inspection is non-destructive, but the fire resistance of doors to rooms is considered.

Measures to prevent fire are not considered unless (eg in the case of maintenance of the electrical and heating installations) the measures are within the control of, for example, the landlord.

A Type 3 fire risk assessment may sometimes be appropriate for rented flats if there is reason to suspect serious risk to residents in the event of a fire in their flats. (This might be, for example, because of the age of the block or reason for suspicion of widespread unauthorised material alterations). This type of fire risk assessment will not be possible in the case of long leasehold flats, as there is normally no right of access for freeholders.

Client

ISHA

Building Information

Use	Purpose-built, self-contained flats
Number of floors - ground and above	5
Number of floors - below ground	0
Number of flats	8
Number of stair cores	1
Approach to flats	<ul style="list-style-type: none">• Direct from stair• Direct external access
Approximate period of construction	1920-1940
Is the top occupied storey over 18 metres above access level?	No
Construction details	Masonry construction with concrete floors and a pitched roof. Flats are accessed directly from the single staircase.



Residents have private balconies at the rear of the building.



External walls, rear elevation



External walls, end elevation



External walls, end elevation

External wall details

Brick external walls, part rendered at the rear.

The external walls to the staircase/lift shaft is also part rendered. This appears to be mortar render applied directly to the brick walls, however this could not be confirmed within the scope of this fire risk assessment.

Are there any private balconies?

Yes

Private balcony details

Concrete balconies with metal rail up-stands.

There were some combustible items noted on balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)

People

Are there any people especially at risk from fire?

No

Comments

These are general needs flats and as such no specific occupancy risk identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?

Yes

Are fixed installations periodically inspected and tested?

Yes

Are portable electrical appliances used?

No

Comments

There are two electrical cupboards on the ground and first floors. There is evidence that the electrical system has been inspected but a seal has been broken of the main electrical intake panel.

There is some physical damage to one of the main fuses in the ground floor electrical cupboard.



Evidence of EIC testing

Gas

Are gas installations and appliances free from any obvious defect?

N/A

Is gas equipment protected/located so as not to be prone to accidental damage?

N/A

Comments

There are no gas installations within the common areas.

Heating

Are fixed heating installations free from any obvious defect?

N/A

Are portable heaters used?

No

Comments

There is no heating provision in the common areas.

Cooking

Does cooking take place on the premises?

No

Comments

Cooking takes place within flats only and does not take place in the common parts.

Arson

Is security against arson reasonable?

Yes

Is there a reasonable absence of external fuels and ignition sources?

Yes

Comments

The external bin store is kept locked.

Access was gained into this building via a secured main entrance door.



Secure bin store

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

No

Comments

There is a store cupboard on the first floor landing which is used for general storage by residents. This is reasonable as there are no ignition sources in this cupboard.

There were some combustibles noted on residents private balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustible materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)

There are combustibles located in the ground floor electrical cupboard which should be removed.



Reasonable storage in first floor store.

Building Works

Are there any hot works being carried-out at this time?

No

Are the premises free of any obvious signs of incorrect hot work procedures in the past?

Yes

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?

Yes

Comments

“No Smoking” signage is provided, and there is no evidence of smoking taking place in the common parts.



No smoking signage.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Lightning

Is a lightning protection system installed?

Not Known

Comments

There is no lightning protection visible, However, if there is lightning protection in place it should be periodically inspected by a competent person, to the frequency recommended in BS EN 62305.

Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

Minor Defects

Are there reasonable measures for the evacuation of disabled people?

Yes

Comments

ISHA has a zero tolerance policy on storage in escape routes.

There are security gates across the entrance doors to Flats 3, 5 and 8. Residents should ensure that they are able to exit quickly in an emergency.



Bikes should not be stored in staircases.



Security gates

Dimensions

Are travel distances reasonable?

Yes

Is there sufficient exit capacity?

Yes

Fire Doors

Doors which are expected to be fire resisting:

- Electrical Cupboards
- Flats

Electrical Cupboard Doors

- FD30 (notional)

Flat Doors

- Not fire resisting

Are fire doors to a suitable standard?

No

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments

VERSION 1:

The doors to the electrical cupboards and store cupboard are notional FD30, solid and well fitted. If refurbishment is carried out consideration should be given to upgrading these doors with intumescent strips and smoke seals.

Because they open directly onto the staircase, all flat entrance doors are required to be fire resistant and provided with effective self closing devices.

The flat entrance doors all appear to be the same timber panelled design and are unlikely to provide a full 30 minutes fire resistance. Unless there is certification to show otherwise, consideration should be given to replacing these doors.

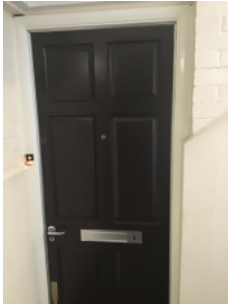
Flat 3 was accessed and the entrance door has an effective Perko style concealed self-closing device. This was tested and works. It is recommended that the remaining flat entrance doors are checked for effective self closing devices by the Neighbourhood Officer. If the self closing device is not effective or is missing, a positive action overhead self closing device should be installed.

VERSION 2:

It was noted that lobby doors were being wedged open. It is imperative that these doors remain closed.

The lobby doors, store cupboard door and electrical cupboard door should be fitted with intumescent strips and cold smoke seals, as they are located within the staircase. It should be noted that these doors are already fitted with 1" door stops, which will provide a degree of protection from the passage of heat and smoke.

"Fire Door Keep Shut" signage on the storage cupboard door should be replaced with Fire Door Keep Locked Shut signage.



Non-FR door



Lift lobby doors, no strips and seals,
however 25mm door stops



It was not possible to access this door:
non standard lock fitted

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Minor Defects

Is there adequate compartmentation?

Yes

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, inc vision panels and fanlights:

- Cupboards
- Lobbies

Cupboard Glazing

- Georgian wired

Lobby Glazing

- Georgian wired

Is glazing reasonable and free from any obvious defects?

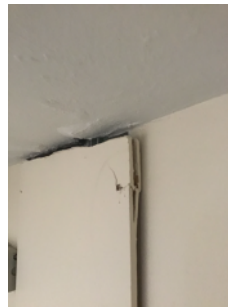
Yes

Comments

The riser boarding within the staircase is coming away from the wall in places and requires some minor repair.



FR glazed lobby door



Riser cover requires repair.

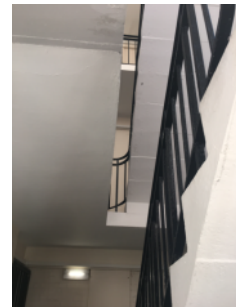
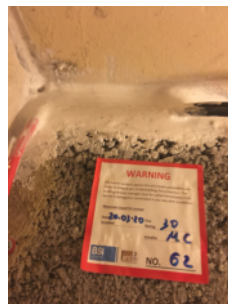


Photo showing floors, ceilings and stairs of concrete construction



Evidence of recent fire stopping



Evidence of fire stopping in electrical cupboard

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

Yes

Comments

There are a couple of minor fire stopping tasks but no obvious breaches in compartmentation.

The rubbish chutes are located in the lift lobbies and separated from the staircase enclosure, they also are provided with spring loaded FR 30 metal flaps. The chute on the first floor requires repair to ensure it fully closes.



Rubbish chute

Smoke Ventilation

Areas where smoke ventilation is expected:

• Staircases

Staircases

• Openable Windows

Is smoke ventilation reasonable and free from any obvious defects?

No



Openable windows in staircase

Detection & Warning

Is an electrical fire alarm system expected?

No

Why not?

Purpose-built flats

Is a fire detection and/or alarm system provided?

No

Control Equipment

Is the control equipment suitably located?

N/A

Is the control equipment free from any obvious fault or defect?

N/A

Manual Fire Alarms

Are there sufficient means of manually raising an alarm?

Yes

Are manual callpoints appropriately located and free from obvious defect?

N/A

Automatic Fire Detection

Is there sufficient provision of automatic fire detection?

Yes

Is the type of automatic fire detection suitable and free from obvious defect?

Yes

Comments

VERSION 1: Flat 3 was checked and has a recently installed Part 6 LD3 system.

Audibility

Are there adequate means of alerting all relevant persons?

Yes

Firefighting

Fire Extinguishers

Are fire extinguishers expected?

No

Why not?

- Not practicable to train residents
- Fire unlikely in communal areas

Are fire extinguishers provided?

No

Is the provision of fire extinguishers reasonable?

Yes

Fixed Systems

Are any fixed systems provided?

No

Is provision of fixed systems reasonable?

Yes

Fire Service Facilities

Are any fire service facilities provided?

Yes

Types of facility

- Fire fighting lift
- Vehicle gate override

Is provision of fire service facilities reasonable?

Minor Defects

Comments

There is no apparent firefighter override facility to the main entrance door.



Entrance gate with fire service access key



Fire service entrance gate override function.



Lift fireman's switch

Lighting

Normal Lighting

Is there adequate lighting of internal escape routes?

Yes

Is there adequate lighting of external escape routes?

Yes

Is there adequate lighting in risk critical areas?

N/A

Emergency Lighting

Method of emergency lighting of internal escape routes:

- Non-maintained emergency lighting (local)

Is this provision reasonable?

Yes

Method of emergency lighting of external escape routes:

- Borrowed light

Is this provision reasonable?

Yes

Method of emergency lighting of other areas:

- None

Is this provision reasonable?

Yes

Comments

Although this inspection took place during daylight hours, given the provision of street lighting in the immediate vicinity and lighting provided by surrounding buildings, it is reasonable to assume there would be sufficient borrowed light to aid escape in these areas.



Non maintained lighting in the staircase

Signs & Notices

Escape Routes

Is escape route signage necessary?

No

Why not?

- Simple escape routes

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

Fire Doors

Is there signage suitable for self-closing fire doors?

N/A

Is there signage suitable for locked fire doors?

Yes

Is there signage suitable for automatic fire doors?

N/A

Other Signs & Notices

Is there suitable signage for fire service facilities?

Yes

Are fire action notices suitable?

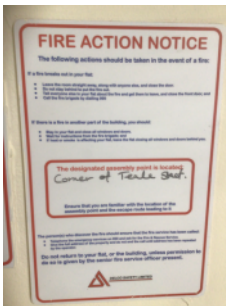
N/A

Are there suitable notices for fire extinguishers?

N/A

Is there suitable zone information for the fire alarm system?

N/A



Fire Action Notice



“Do Not Use Lift” signage provided

Fire Safety Management

Procedures & Arrangements

Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	Yes
Are there suitable arrangements for calling the fire service?	Yes
Is there a suitable fire assembly point?	N/A
Are there suitable arrangements for the evacuation of disabled people?	Yes

Comments

These are general needs flats and as such no specific occupancy risk is identified. Tenants are presumed to be a typical cross section of public and could include visitors and contractors. It is assumed that all occupants and visitors are capable of using the means of escape unaided to reach a place of ultimate safety.

Training & Drills

Are staff regularly on the premises?	No
Are employees from outside organisations given appropriate fire safety information?	Yes

Comments

Fire Action notices provide sufficient information to inform persons from outside organisations of the action to take in the event of discovering a fire.

Testing & Maintenance

Was testing & maintenance information available?	No
Are fire extinguishers subject to suitable test & maintenance?	N/A

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Record Keeping

Were fire safety records available?

No

Comments

Fire Safety documentation for the testing and maintenance of fire safety systems is held centrally at the ISHA Head Office. The ISHA Neighbourhood Officer has confirmed that these are up to date.

Tasks

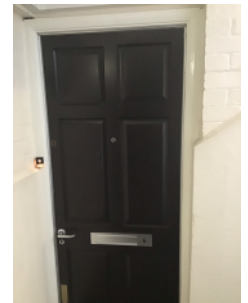
Task 1

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Ease of Use
Action Required	Flats 3, 5 and 8 have security gates installed across the flat entrance doors. ISHA should ensure that residents are provided with advice and guidance to ensure that the installation of any security gates does not impede their means of escape in an emergency. VERSION 2: Security gates still remain, it is not known whether the recommended advice has been issued to residents.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	22 August 2022



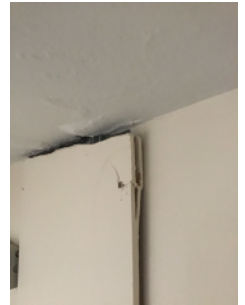
Task 2

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Either confirm that the flat front doors to flats 3-8 are to an FD30S self-closing standard or replace with FD30S SC standard doors.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	22 August 2020



Task 3

Source Version	1
Category	Escape Routes & Fire Spread
Sub Category	Construction and Glazing
Action Required	Provide fire stopping at the following locations: The riser cover in the staircase is coming away from the wall in places. VERSION 2: This task has not been completed
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	22 August 2020



Task 4

Source Version	1
Category	Fire Fighting
Sub Category	Fire Service Access & Facilities
Action Required	Consider providing a Fire Service override control to the main entrance doors. VERSION 2: This task has not been completed.
Priority	Advisory
Status	Identified
Owner	Customer Homes
Due Date	22 August 2022

Task 5

Source Version	2
Category	Fire Prevention
Sub Category	Housekeeping
Action Required	There were some combustibile items noted on balconies. Whilst beyond the scope of the Fire Safety Order, as a private balcony is not part of the common area, residents should be advised about the risks arising from the presence of combustibile materials on balconies. They should make clear that smoking, the use of barbecues and storage of flammable property on balconies can increase that risk. Advice from fire and rescue authorities is also clear that barbecues should not be used on balconies. (MHCLG Advice Note on Balconies on Residential Buildings, 2019)
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	22 July 2022



Task 6

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Wedges should not be used to hold open fire doors. Lobby doors
Priority	Medium
Status	Identified
Owner	Neighbourhood Services
Due Date	20 January 2021



Task 7

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	Install intumescent strips and smoke seals on the following doors: - Lobby doors - Storage cupboard doors - Electrical cupboard door. It should be noted that these doors are already fitted with 1” door stops, which will provide a degree of protection from the passage of heat and smoke.
Priority	Low
Status	Identified
Owner	Customer Homes
Due Date	22 July 2021



Task 8

Source Version	2
Category	Escape Routes & Fire Spread
Sub Category	Fire Doors
Action Required	“Fire Door Keep Shut” signage on the storage cupboard door should be replaced with Fire Door Keep Locked Shut signage.
Priority	Advisory
Status	Identified
Owner	Neighbourhood Services
Due Date	22 July 2022



Task 9

Source Version	3
Category	Escape Routes & Fire Spread
Sub Category	Dampers, Ducts and Chutes
Action Required	Repair the rubbish chute flap on the first floor.
Priority	Medium
Status	Identified
Owner	Customer Homes
Due Date	24 December 2021



Risk Score

Risk Score

Tolerable Risk

Next Assessment Due

5 October 2024

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

Likelihood

Low Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence

Slight Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme Significant potential for serious injury or death of one or more occupants.